| 043.0 | 0003 | 0002.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | *ARLINGTON* |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 988,400 / | 988,400 |
| USE VALUE: | 988,400 / | 988,400 |
| ASSESSED: | 988,400 / | 988,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 66 | -68 | BEACON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BUCKLEY CHRISTOPHER/ ESTATE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 66 BEACON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA   Cntry    Own Occ: Y |
| Postal: | 02474   Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MORAN MARGARET M - |
| Owner 2: | - |
| Street 1: | 9 BRIGGS ROAD |
| Twn/City: | LEXINGTON |
| St/Prov: | MA   Cntry |
| Postal: | 02421 |

## NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Vinyl Exterior and 2907 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| | Census: | | | Exmpt | | |
| | Flood Haz: | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## LAND SECTION (First 7 lines only)

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5129.000 | 526,800 | 2,500 | 459,100 | 988,400 |

| | | | | | |
|---|---|---|---|---|---|
| Total Card | 0.118 | 526,800 | 2,500 | 459,100 | 988,400 |
| Total Parcel | 0.118 | 526,800 | 2,500 | 459,100 | 988,400 |

Source: Market Adj Cost    Total Value per SQ unit /Card: 340.01   /Parcel: 340.01

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0003-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 526,800 | 2500 | 5,129. | 459,100 | 988,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 499,300 | 2500 | 5,129. | 459,100 | 960,900 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 499,300 | 2500 | 5,129. | 459,100 | 960,900 | 960,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 428,500 | 2500 | 5,129. | 487,800 | 918,800 | 918,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 428,500 | 2500 | 5,129. | 355,800 | 786,800 | 786,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 401,900 | 2500 | 5,129. | 309,900 | 714,300 | 714,300 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 401,900 | 2500 | 5,129. | 264,000 | 668,400 | 668,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 335,200 | 2500 | 5,129. | 258,200 | 595,900 | 595,900 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT     PAT ACCT.   3632

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MORAN MARGARET | 49242-61 | | 4/4/2007 | | 585,000 | No | No | | |
| | 7881-395 | | 1/1/1901 | Family | | No | No | N | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/7/2002 | 69 | Redo Kit | 22,500 | C | | | | REMODEL KITCHENS/B |
| 11/22/1999 | 784 | Demoliti | 20,000 | | | | | REM & DISP MATERIA |
| 11/15/1999 | 850 | Alterati | 100,000 | | | | | REPAIR, FIRE DAM |

## Legal Description

| |
|---|
| User Acct: 30004 |
| GIS Ref |
| GIS Ref |
| Entered Lot Size |
| Total Land: |
| Land Unit Type: |

Insp Date: 11/23/18

!3632!

### PRINT

| Date | Time |
|---|---|
| 12/29/21 | 23:22:40 |

### LAST REV

| Date | Time |
|---|---|
| 10/10/19 | 18:09:26 |
| mmcmakin | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 30004 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/23/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/15/2009 | Meas/Inspect | 372 | PATRIOT |
| 4/25/2000 | Inspected | 264 | PATRIOT |
| 2/16/2000 | Mailer Sent | | |
| 2/16/2000 | Measured | 197 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA    ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5129 | | Sq. Ft. | Site | | 0 | 80. | 1.12 | 1 | | | | | | | | | 459,095 | | | | | | 459,100 | |

| Total AC/HA: 0.11775 | Total SF/SM: 5129 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,095 | Spl Credit | Total: 459,100 |
|---|---|---|---|---|---|---|---|

# EXTERIOR INFORMATION

| Field | Value |
|---|---|
| Type: | 14  - Multi- TnHs |
| Sty Ht: | 2A  - 2 Sty +Attic |
| (Liv) Units: | 2    Total: 2 |
| Foundation: | 3   - BrickorStone |
| Frame: | 1   - Wood |
| Prime Wall: | 4   - Vinyl |
| Sec Wall: |        % |
| Roof Struct: | 1   - Gable |
| Roof Cover: | 1   - Asphalt Shgl |
| Color: | |
| View / Desir: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## COMMENTS

## SKETCH



## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | | | | | | | | | # Units | 1 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 10 | | BRs: 5 | | Baths: 3 | | HB | | | | |

## GENERAL INFORMATION

| Field | Value |
|---|---|
| Grade: | C   - Average |
| Year Blt: | 1900      Eff Yr Blt: |
| Alt LUC: |       Alt %: |
| Jurisdict: |       Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

## CONDO INFORMATION

| Field | Value |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD   - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| | Total: | 18.6 % |

## REMODELING

| Field | Value |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2002 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 10 | 5 | |

## INTERIOR INFORMATION

| Field | Value |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 1   - Drywall |
| Sec Int Wall: |        % |
| Partition: | T   - Typical |
| Prim Floors: | 3   - Hardwood |
| Sec Floors: |        % |
| Bsmnt Flr: | 12   - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3   - Typical |
| Insulation: | 2   - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2   - Gas |
| Heat Type: | 1   - Forced H/Air |
| # Heat Sys: | 2 |
| % Heated: | 100 |
| Solar HW: | NO      Central Vac: NO |
| % Com Wal | | % Sprinkled |
| | % AC: | |

## CALC SUMMARY

| Field | Value |
|---|---|
| Basic $ / SQ: | 150.00 |
| Size Adj.: | 1.05634665 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 158.436 |
| Other Features: | 133500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 647215 |
| Depreciation: | 120382 |
| Depreciated Total: | 526833 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 158.44 |
| Special Features: | 0 | Val/Su Net: | 116.06 |
| Final Total: | 526800 | Val/Su SzAd | 203.87 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,292 | 47.530 | 61,410 |
| FFL | First Floor | 1,292 | 158.440 | 204,700 |
| SFL | Second Floor | 1,292 | 158.440 | 204,700 |
| UAT | Upper Attic | 323 | 110.910 | 35,822 |
| OFP | Open Porch | 228 | 23.730 | 5,411 |
| WDK | Deck | 112 | 14.930 | 1,672 |
| | Net Sketched Area: | 4,539 | Total: | 513,715 |
| Size Ad | 2584 | Gross Area | 5508 FinArea | 2907 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## IMAGE



AssessPro    **Patriot Properties, Inc**

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

**PARCEL ID**  043.0-0003-0002.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X19 | F | FR | 1930 | 24.27 | T | 50 | 104 | | | 2,500 | | | 2,500 |

| More: N | | Total Yard Items: | 2,500 | Total Special Featues: | | Total: | 2,500 |
|---|---|---|---|---|---|---|---|